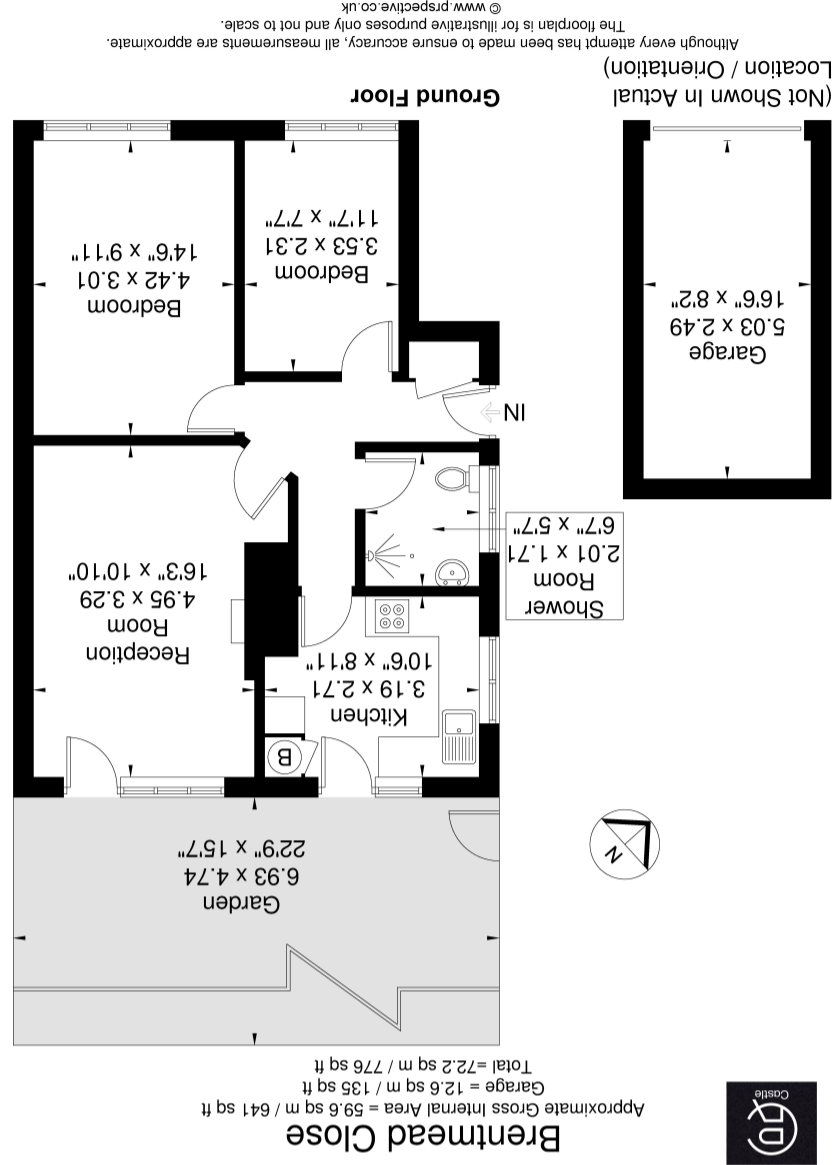


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	Potential
68	73



4 Brentmead Close, London. W7 3EW.

£399,950 Castle

Castle are delighted to offer this well presented and large two double bedroom ground floor maisonette which benefits from it's own entrance, spacious reception room with door on to a private rear garden, large private front garden, garage, fitted modern kitchen, family bathroom with shower, located in a small private development in one of Hanwell's finest roads, minutes from Hanwell Elizabeth Line Station. Making the property an ideal first time buy.

The property is situated on a quiet, little known close in the ever popular conservation area of the Golden Manor in Hanwell offering a short walk to the recently upgraded Hanwell Station which has lifts to the platform and both TFL and Great Western rail connections. This allows you to head outwards to Heathrow, Reading and Oxford or inwards with the Elizabeth Line route. Equally within reach is Brent Valley golf course and moments from the stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo. Local shops and bus services are available on the Greenford Avenue, not far from the end of the road.

Reception

16' 3" x 10' 10" (4.95m x 3.30m) Rear aspect double glazed window and door to garden, radiator, feature fireplace

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m) Dual aspect double glazed windows and door to garden, range of eye and base level modern units with single drainer sink, electric hob with oven to the side, plumbing and space for washing machine and dishwasher, wall mounted boiler

Bedroom 1

14' 6" x 9' 11" (4.42m x 3.02m) Front aspect double glazed window, radiator

Bedroom 2

11' 7" x 7' 7" (3.53m x 2.31m) Front aspect double glazed window, radiator

Wet Room

Side aspect double glazed window, shower, low level WC, wall mounted wash hand basin, tiled walls

Gardens

Large front garden mainly laid to lawn.

Rear garden mainly paved with flower and shrub borders, side gate, outside tap

